

**HAMPSTEAD PLANNING & ZONING
MINUTES
July 27, 2016**

The Hampstead Planning & Zoning Commission met on Wednesday, July 27, 2016. Commission Chair Sharon Callahan called the meeting to order at 7:00 p.m. Present at this meeting were Commission Members Kevin Malinowski and Jim Roark. Commission Member Deb Painter was absent. Staff member present was Tammi Ledley, Zoning Administrator. Bobbi Moser was also present as the Carroll County Department of Planning liaison to Hampstead.

Guests present: Council Member Marlene Duff, Steve Rogers, Leah Rogers, Eric Cellitto, Steve Eline and Carla McCormac.

Minutes Approval

Mr. Malinowski made **a motion to approve the June 22, 2016 Planning and Zoning Commission meeting minutes as presented.** Mr. Roark seconded the motion. The motion passed with three votes for, no votes against and no abstentions.

Business:

Mrs. Ledley gave a report to the Commission on the Main Street Revitalization project.

Mr. Roark made **a motion to approve the temporary sign for Bead Dreamery at 1301 N. Main Street.** Mr. Malinowski seconded the motion. The motion passed with three votes for, no votes against and no abstentions.

Mr. Malinowski made **a motion to approve the proposed detached garage at 922 S. Main Street as presented.** Mr. Roark seconded the motion. The motion passed with three votes for, no votes against and no abstentions.

Mr. Roark made **a motion to approve the business of Bead Dreamery at 1301 N. Main Street as presented.** Mr. Malinowski seconded the motion. The motion passed with three votes for, no votes against and no abstentions.

Mrs. McCormac of Bead Dreamery stated she was not prepared to request approval for a permanent sign at this time but did give the Commission a brief description of the style she is considering. She will request approval at a future Planning and Zoning Commission meeting.

Discussion ensued on wave flags / banners, their presence in Town and possibly amending the Code. Input was given by Steve Rogers of The BBQ Equipment Store regarding the usefulness of said flags and the exposure and additional business they garner. Mr. Roark remarked that he would suggest waiting to amend the Code until the Main Street Revitalization project was complete. Mrs. Callahan commented that she wonders how Main Street residents feel about the presence of said flags. Mr. Rogers further commented on how many businesses and residents keep up good property appearances and that the wave flag / banner they have is used the same way as a sandwich board (placed out when the business is open and taken in when the business is closed). Council Member Duff remarked that with the mix of residences and businesses it is sometimes hard to tell which is which and these wave flags / banners make that determination easier. Eric Cellitto of Main Street Liquors commented that business growth should not be hindered in any aspect. Mr. Rogers remarked that portions of the Hampstead Town Code are very loosely written, and a prospective business would review the Code

prior to deciding on operating a business in Hampstead. All agreed that the Code needs to be updated. Mrs. Callahan commented that all towns have zoning rules and regulations and that Hampstead is very cost effective for business operations. Suggestions were made toward possible amendments to the Code. The decision was made to research what other Carroll County towns allow / disallow in their Code and consult with the Town Attorney and then revisit this matter.

Ms. Moser did not have a report to give to the Commission.

Other Business:

None.

Mrs. Callahan thanked Mr. Rogers and Mr. Cellitto for attending the meeting and giving their input.

Mr. Malinowski made **a motion to adjourn**. Mr. Roark seconded the motion. The motion passed with three votes for, no votes against and no abstentions.

ATTEST

CHAIRMAN